



**MEMORANDUM**  
**DEPARTMENT OF PUBLIC WORKS**  
**AND FACILITIES**  
**ENGINEERING DIVISION**  
County of Placer

TO: Board of Supervisors

FROM: Ken Grehm, Director of Public Works and Facilities  
By: Peter Kraatz, Assistant Director of Public Works

DATE: May 3, 2016

SUBJECT: Engineering / Quitclaim Deed / Donner Lake

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**ACTION REQUESTED**

Adopt a Resolution to execute a Quitclaim Deed to Douglas Patrick-Paul and Hazel-Pierce Manfra for the purchase of County owned property on South Shore Drive at Donner Lake.

**BACKGROUND**

Douglas Patrick-Paul Manfra and Hazel Pierce-Manfra recently purchased Lot 57 of the Donner Woods No. 2 subdivision (15231 South Shore Drive). In 1968, the northerly twenty feet of this lot was deeded to Placer County. There is no indication of the purpose of the grant to the County. The Manfra's requested the purchase of that northerly twenty feet to allow for the construction of a summer home. All servicing utility companies were solicited for comment, and had no objection. The Town of Truckee, who maintains South Shore Drive and performs snow removal through a cooperative agreement with the Department of Public Works and Facilities, was also solicited for comment, and has no objection to the owners of Lot 57 incorporating this twenty foot strip into their ownership. Fair market value for the County owned strip was determined using the Manfra's purchase price of Lot 57.

**ENVIRONMENTAL IMPACT**

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

**FISCAL IMPACT**

Fair market value for the portion being sold is \$15,222, and was determined by using the same square foot value as the purchase price of the remainder of Lot 57, purchased in January 2016. Proceeds from the sale will be deposited in DPWF's trust account for future right-of-way acquisition.

**ATTACHMENTS**

Resolution with QuitClaim Deed w/Exhibit A & Exhibit B  
Location Map

t:\dpw\roadwaysandbridges\abandonments\manfra.bm.doc

Before the Board of Supervisors  
County of Placer, State of California

**In the matter of:**

Sale of County owned property 15231 South  
Shore Drive – Donner Lake.

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of  
Placer at a regular meeting held \_\_\_\_\_, by the following  
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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WHEREAS, the northerly 20' of Lot 57, Block F, of the Donner Woods No. 2  
subdivision, was granted to Placer County by deed recorded in Book 1195 Page 440,  
Official Records of Placer County; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that the Chairman is hereby authorized to convey by Quitclaim Deed the property described on the attached Exhibit "A" and shown on Exhibit "B" to Douglas Patrick-Paul Manfra and Hazel Pierce-Manfra, the owners of the adjacent property, Lot 57 of the Donner Woods 2 subdivision.

QuitClaim Deed w/Exhibit A & Exhibit B

t:\dpw\roadwaysandbridges\abandonments\manfra.res.doc

Project Name

15231 South Shore Drive

APN 069-165-043

When recorded return to  
Placer County Department  
of Public Works

**COUNTY OF PLACER**

Department of Public Works

**QUITCLAIM DEED**

THE COUNTY OF PLACER does hereby REMISE, RELEASE AND FOREVER  
QUITCLAIM TO **Douglas Patrick-Paul Manfra and Hazel Pierce-Manfra, Trustees of the  
Manfra Family Trust, dated July 28, 2008**

all that real property situate in the County of Placer, State of California described as  
follows:

**See Attached Exhibit "A" for Legal Description  
See Attached Exhibit "B" for Exhibit Map**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

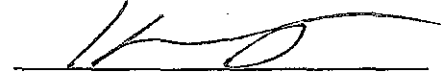
**All that property described in that certain Grant Deed from Vaughn to Placer County, recorded in Book 1195, Official Records, Page 440, lying in the South half of Section 14, Township 17 North, Range 15 East, M.D.B. & M., Placer County, California, described as follows:**

**The Northerly 20 feet, measured at right angles to Donner Lake Drive, of Lot 57, Block F of the Donner Woods No. 2 Subdivision, as recorded in Book E of Maps at Page 36, Placer County Records.**

**END OF DESCRIPTION**



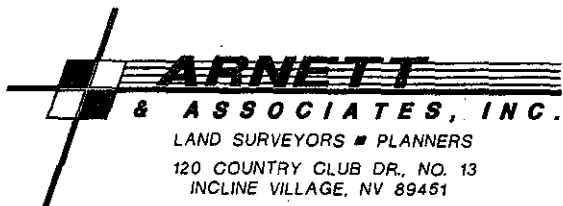
**Prepared by:**



**Kenneth R. Arnett P.L.S 5851**

**License expires: 12/31/16**

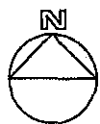
**Refer this description to your Title Company  
before incorporating it into any document.**



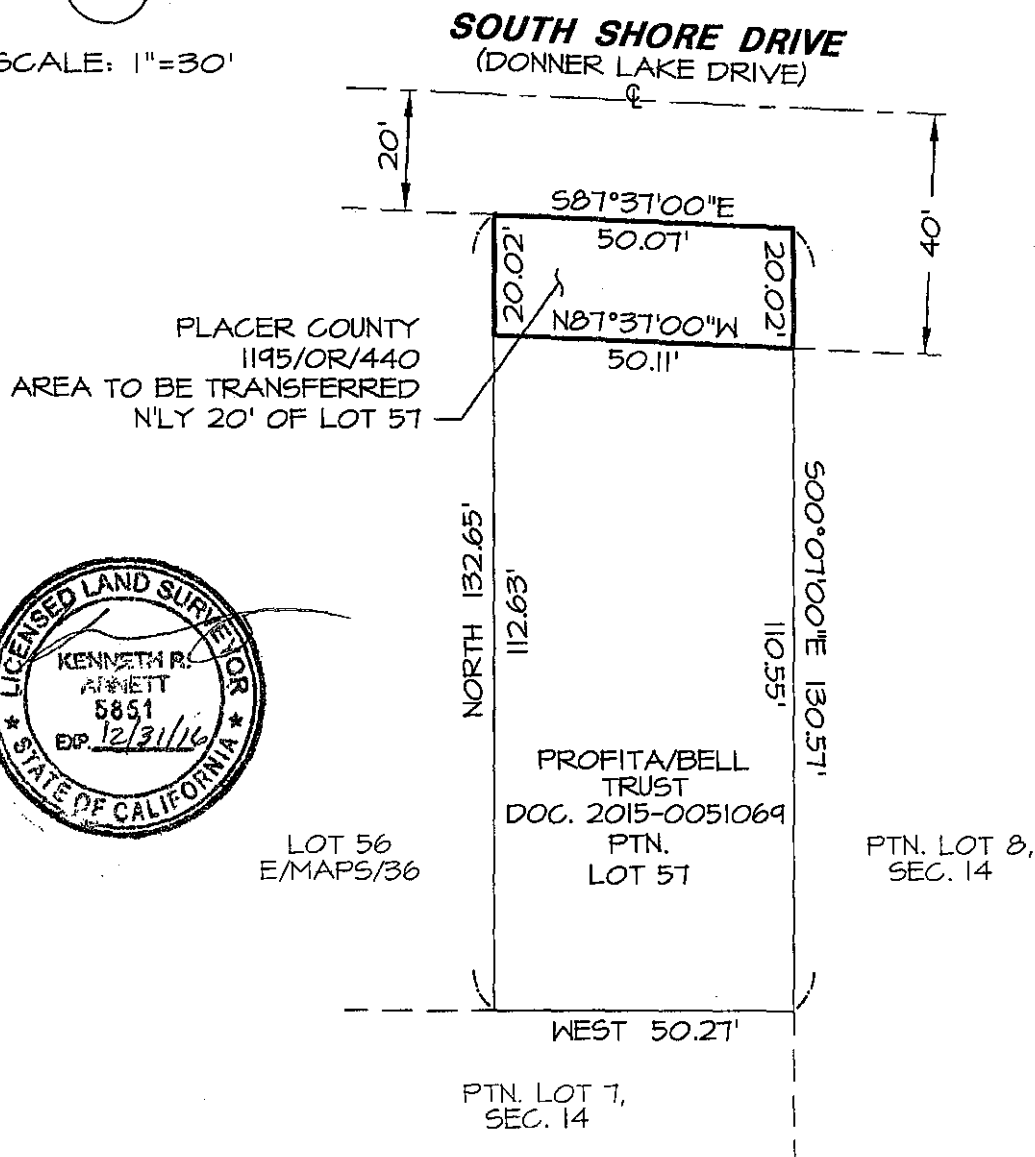
DATE 2/5/16  
JOB NUMBER 16-01-12

## EXHIBIT "B"

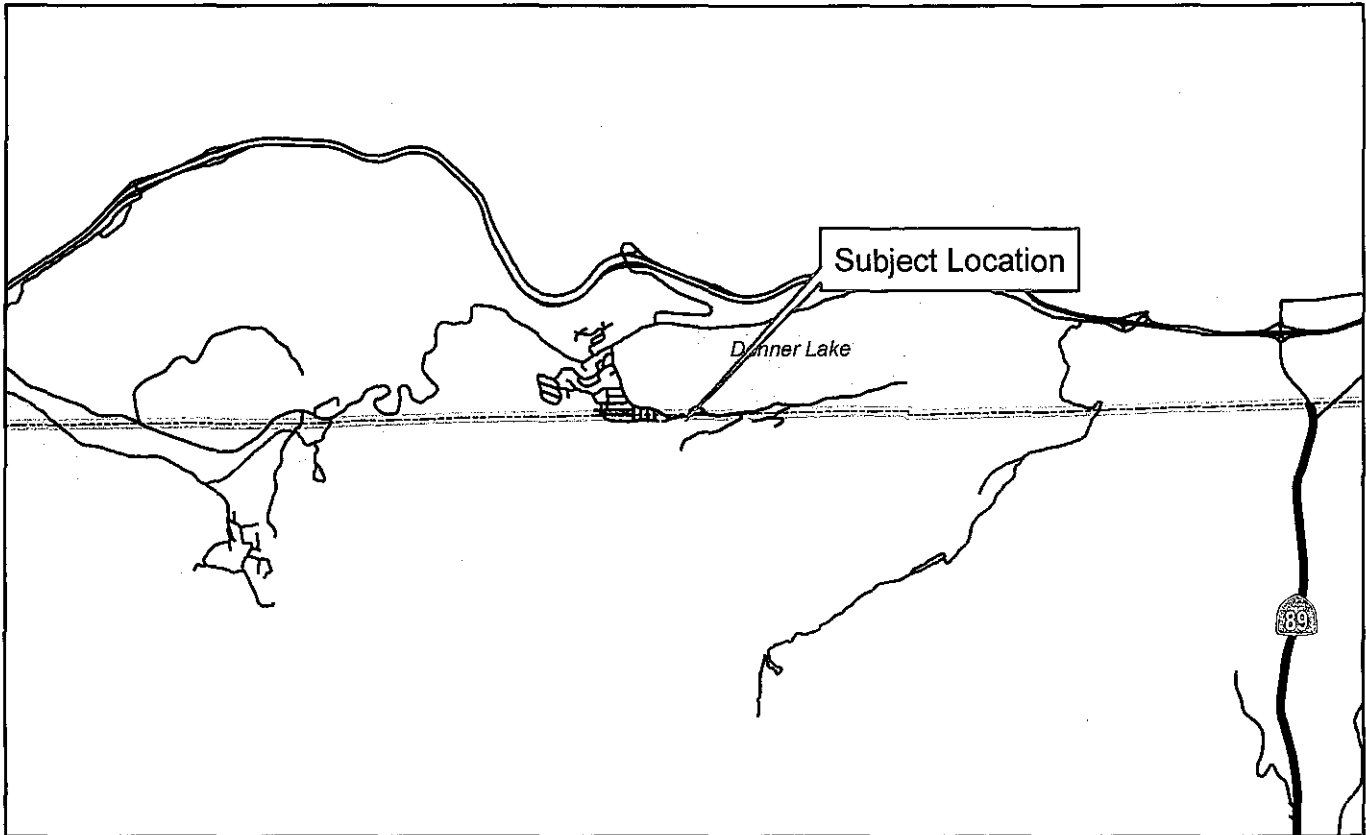
PORTION LOT 57, BLOCK "F", DONNER WOODS NO. 2, BK. E OF MAPS, PG. 36, P.C.R.  
BEING A PORTION OF SOUTH HALF SECTION 14, T. 17 N., R. 15 E., M.D.M  
PLACER COUNTY CALIFORNIA



SCALE: 1"=30'



# Location Map



# Vicinity Map

